

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, MARCH 12, 2014**

PRESENT: Frank A. de la Fe, Hunter Mill District  
Earl L. Flanagan, Mount Vernon District  
Janet R. Hall, Mason District  
James R. Hart, Commissioner At-Large  
Janyce N. Hedetniemi, Commissioner At-Large  
Ellen J. Hurley, Braddock District  
Kenneth A. Lawrence, Providence District  
John L. Litzenberger, Jr., Sully District  
James T. Migliaccio, Lee District  
Peter F. Murphy, Springfield District  
Timothy J. Sargeant, Commissioner At-Large  
John C. Ulfelder, Dranesville District

ABSENT: None.

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The meeting was called to order at 8:15 p.m., by Chairman Peter F. Murphy, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

Commissioner Flanagan announced that he had attended a meeting with the South County Federation on Tuesday, March 11, 2014, which was also attended by Board of Supervisors Chairman Sharon Bulova, Mount Vernon District Supervisor Gerald Hyland, and Commissioner Sargeant. He said that issues regarding PCA 2000-MV-034, SEA 80-L/V-061-02, 2232-V13-18, and 2232-V13-17, Furnace Associates, Inc. and S13-IV-LP1, a Comprehensive Plan Amendment involving Vulcan Quarry, were discussed with the public. He then stated that as a result of these discussions, Chairman Bulova suggested that the Planning Commission defer the decision and the public hearing respectively for these cases. Therefore, Commissioner Flanagan announced his intent to defer the decision only for PCA 2000-MV-034, SEA 80-L/V-061-02, 2232-V13-18, and 2232-V13-17, Furnace Associates, Inc., and the public hearing for S13-IV-LP1, a Comprehensive Plan Amendment Vulcan Quarry.

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Chairman Murphy announced that a retirement party would be held for former Dranesville District Commissioner Jay Donahue on Sunday, April 6, 2014 at the Waterford Hotel in Fair Oaks. He said that all RSVPs for this event should be forwarded to Planning Commission Director Jill Cooper.

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Chairman Murphy announced that Commissioner Sargeant would be the Chair for the Capital Improvement Program (CIP) Committee.

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Commissioner Sargeant explained that tonight's meeting would begin the process for the CIP for Fiscal Years 2015-2019. He then introduced Martha Reed, Capital Programs Coordinator, Department of Management and Budget, who outlined the following schedule for the CIP:

- Wednesday, March 12, 2014 – CIP Workshop
- Thursday, March 20, 2014 – CIP Planning Commission Public Hearing
- Thursday, March 27, 2014 – CIP Committee Meeting
- Wednesday, April 2, 2014 – Planning Commission Mark-Up for CIP
- Tuesday, April 8 to Thursday, April 10, 2014 – Board of Supervisors CIP Public Hearing
- Tuesday, April 22, 2014 – Board of Supervisors Mark-Up for CIP
- Tuesday, April 29, 2014 – Scheduled Adoption Date for CIP

Ms. Reed gave a presentation outlining the CIP review process and highlighting certain features of the CIP for Fiscal Years 2015-2019. A copy of Ms. Reed's presentation is in the date file.

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FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM  
(CIP) WORKSHOP – A public workshop will be held, in accordance with Sect. 15.2-2232 of the *Code of Virginia*, on the Advertised CIP, Fiscal Years 2015-2019 (with future Fiscal Years to 2024), with briefings from various County agencies. COUNTYWIDE.

The Planning Commission held a workshop on the CIP, where presentations were made by representatives of the following agencies:

1. Fairfax County Public Schools (FCPS)  
Jeffrey Platenberg, Assistant Superintendent for Facilities and Transportation Services

(A copy of Mr. Platenberg's presentation is in the date file.)

When Commissioner Litzenberger asked whether the CIP included revenue generated by telecommunications facilities located on FCPS property, Mr. Platenberg indicated that these revenues were not included in the CIP. He added that a certain portion of these revenues were allocated to the schools, but most of this revenue was reserved for the purchase and maintenance of radio equipment, telecommunications, and safety communications. However, he indicated that this policy was being evaluated for possible revisions.

Commissioner Flanagan asked whether the CIP had the authority to authorize improvements to telecommunications facilities located on FCPS properties, as opposed to submitting a 2232 application when pursuing a project. Mr. Platenberg explained that 2232 applications would be utilized by FCPS when the improvements were not in conformance with the criteria for a “features shown.” He added that there had been discussions regarding this process that would help streamline improvements while maintaining a procedure for gathering public input. Commissioner Flanagan then expressed concerns regarding whether an improvement warranted a 2232 application or could be designated as a “feature shown,” citing additions to Bucknell Elementary School as an example where the designation was unclear.

Commissioner Flanagan also asked how the changes in the school district boundaries for Pinewood Elementary School would affect the students. Mr. Platenberg noted the circumstances of the region and pointed out the need to redirect students to a more appropriate school district. In addition, he said that this process would modify the school district boundaries, noting the need to alleviate overcrowding at other elementary schools in the region, such as Gunston Elementary School.

When Commissioner Flanagan asked about possible uses for the facility that would be vacated by the Saudi Royal Academy, Mr. Platenberg stated that there had been ongoing discussions about this facilities future use.

When Commissioner Hurley asked about the funding of facilities associated with Fort Belvoir, Mr. Platenberg confirmed that these facilities would be funded by federal grants from the United States Department of Defense. Commissioner Hurley then pointed out the quality and demand associated with the programs provided by these facilities, noting that such facilities were often located near military bases such as Fort Belvoir.

Commissioner Hurley asked Mr. Platenberg to provide more information about the allocation of funds generated by student fees, such as parking fees.

When Commissioner Hurley asked about the status of the expansion of Bailey’s Crossroads Elementary School, Mr. Platenberg indicated that this project would be opened by September 2014. Commissioner Hurley then asked which projects had been delayed because of this expansion and requested more details on how expenditures were determined, noting the decline in projected expenditures for 2015 and 2016 from \$226 million to \$155 million respectively. Mr. Platenberg indicated the expansion of Bailey’s Crossroads Elementary School had been a priority.

Commissioner Hurley then stated that she would submit additional questions at the Planning Commission’s CIP Committee meeting.

When Commissioner de la Fe asked how FCPS coordinated its bus system with the County’s public transportation systems, Mr. Platenberg pointed out that there were ongoing concerns regarding conflicts between these two systems, but indicated that this issue would be subject to further study. He added that FCPS had reduced its bus services since 2009 due to increases in efficiency.

In response to questions from Commissioner Sargeant, Mr. Platenberg said that the projected increases in enrollment were generated primarily at the elementary school level. In addition, he noted that this would lead to subsequent increases at the middle school and high school level. He also stated that the average age of the elementary schools currently undergoing renovation was approximately 45 years, noting that this was an increase over previous renovation practices and also that the extent of these renovations were greater than previous efforts. Mr. Platenberg then explained that the increase in enrollment would be accommodated primarily through renovated facilities, noting the difficulty and cost of purchasing land for new facilities. He also indicated that the designs of the facilities had been modified to increase capacity while maintaining a smaller building footprint. In addition, Mr. Platenberg stated that the energy savings from HVAC replacement had been calculated, but he noted that this information had not been published and FCPS had been coordinating with third-party vendors to improve the efficiency of HVAC equipment.

Commissioner Sargeant suggested that issues regarding the use of the processes for 2232 and “feature shown” applications for telecommunications facilities be discussed at the Planning Commission’s Schools Committee.

2. Fairfax County Fire and Rescue (FCFR)  
John Burke, Assistant Fire Chief

(A copy of Mr. Burke’s presentation is in the date file.)

During Mr. Burke’s presentation, Commissioner Hall pointed out that the monopole located at the Jefferson Fire and Rescue Station would be relocated. She then pointed out that there was a similar facility located at the Bailey’s Crossroads Fire and Rescue Station and asked if this facility would be addressed in a similar manner. Mr. Burke explained that the facility located at Bailey’s Crossroads Fire and Rescue Station had been previously leased and was included when FCFR entered the partnership with this station. He then indicated that this facility had been part of the footprint of the facility and was integrated into the design of the station, noting the difference in the size of the sites and the design of the station compared to the Jefferson Fire and Rescue Station.

Commissioner Hall pointed out that the presence of the monopole located at Bailey’s Crossroads Fire and Rescue Station had not negatively impacted the land values of the nearby residential development, which she noted was a common concern in applications involving monopoles. Mr. Burke concurred, adding that the market for the nearby residential development had been favorable.

Responding to questions from Commissioner Flanagan, Mr. Burke confirmed that the FCFR would take ownership of the Lorton Volunteer Fire Department property and that this facility would continue to function independently of FCFR staff. He then indicated that if a monopole were constructed at this site, then the revenue generated would not be allocated to the Lorton Volunteer Fire Department. A discussion ensued between Commissioner Flanagan and Mr. Burke regarding the allocation of revenue generated by a telecommunications facility at this site wherein Commissioner Flanagan said that he favored allocating this revenue to the volunteers.

Chairman Murphy added that since the County owned the land for this site, the revenues generated by a telecommunication facility would be allocated to the County.

Mr. Burke continued his presentation.

Commissioner Hedetniemi asked about the impact of sirens at facilities located within mixed-use developments. Mr. Burke explained that the function of fire stations in urban environments was still being studied, but noted that FCFR was aware of this issue. He added that the sirens for certain vehicles had been reconfigured to limit the noise impact on the surrounding neighborhoods.

Commissioner Lawrence suggested that FCFR vehicles modify the use of sirens to further mitigate their impact on residential communities.

Commissioner Lawrence also suggested that FCFR study response times for facilities located in urban areas, such as Tysons Corner, to ensure that they were sufficient.

When Commissioner Sargeant asked whether there were design templates that would reduce the cost of constructing new fire stations, Mr. Burke indicated that there were standards of design for new fire stations to ensure they accommodate all the necessary features. He also acknowledged the increase in development and constructions costs. He then noted that certain fire stations, such as the Jefferson Fire and Rescue Station, were larger because they had to accommodate the urban search and rescue vehicles. In addition, he also stated that features such as additional office space and training facilities for volunteer stations acquired by the County further increase costs.

3. Fairfax County Department of Public Works and Environmental Services (DPWES)  
Jeffrey Kent, Chief, Wastewater Management Division, Financial Monitoring Branch

(A copy of Mr. Kent's presentation is in the date file.)

Answering questions from Commissioner Flanagan, Mr. Kent confirmed that DPWES had considered burning sludge to generate electricity at their wastewater treatment facility, but this option was not being pursued. He then stated that the existing incinerators would be renovated, adding that heat recovery would be included to produce electricity. He also confirmed that the electricity generated by the heat recovery process would primarily be utilized by the Noman M. Cole Jr. Pollution Control Plant.

Commissioner Flanagan commended DPWES for alleviating the odor generated by water treatment plants, noting the positive impact this had on the revitalization of the Lorton area. A discussion ensued between Commissioner Flanagan and Mr. Kent regarding the system that DPWES utilized to eliminate the odor wherein Mr. Kent explained how this system functioned.

When Commissioner Hedetniemi asked how DPWES had maintained community support for its renovations at the water treatment facility, Mr. Kent said that DPWES coordinated extensively with the Lorton Federation, local homeowners associations, and the Mount Vernon District Supervisor's Office to ensure support. He added that the measures DPWES had implemented to mitigate the odor of the facilities had not been mandated by the State of Virginia. In addition, he

stated that DPWES had also contributed to recreational amenities such as ball fields to off-set the impact. He then stated that the CIP was organized in a manner to mitigate the impact of proposed rate changes.

In reply to questions from Commissioner Ulfelder, Mr. Kent pointed out the difficulty of extending the sewer system, stating that this could only be done through the Extension and Improvement Program. He then indicated that the Board of Supervisors had a policy that reserved a portion of unspent funds for sewer expansions. He also explained that these funds were not attached to specific projects, noting that such funds would be allocated to expansions that had been petitioned by citizens and met the necessary requirements.

Commissioner Hurley requested that County staff study the possibility of utilizing other sites that generated additional electricity to sell power to private companies like Dominion Virginia Power, citing the generators located at telecommunications facilities as possible sites.

#### 4. Fairfax County Park Authority (FCPA)

David R. Bowden, Director of Planning and Development Division

(A copy of Mr. Bowden's presentation is in the date file.)

During Mr. Bowden's presentation, Chairman Murphy asked for additional information about changes to FCPA's policy regarding telecommunications facilities located at FCPA sites. Mr. Bowden stated that the FCPA had revised language that discouraged the use of FCPA properties for telecommunications facilities. He added that the FCPA had also adopted a revised strategy for spending the funds generated by telecommunications facilities, including a policy that would reserve 20 percent of annual revenue for natural and cultural resource stewardship. Chairman Murphy then suggested that the FCPA coordinate with telecommunications providers to simplify the process of installing telecommunications facilities on FCPA land.

Mr. Bowden continued his presentation.

Commissioner Lawrence commended the FCPA for their efforts in Tysons Corner. He pointed out that the growth rate in Tysons Corner was slower than expected, which would create interim conditions that would persist. He then stated that this would increase the importance of the FCPA facilities in the area and encouraged additional coordination with County staff, noting the scale of future development efforts.

Commissioner Flanagan pointed out that a monopole had been located at the site of the George Washington Recreation Center for approximately three years and the revenues would be reserved for use in the Mount Vernon area. When he asked for information on the status of the Master Plan for the George Washington Recreation Center, Mr. Bowden stated that the next step in this process would be determined in the yearly review of the code standards for this facility. He also confirmed that the funds generated from the monopole could be utilized for this process.

When Commissioner Flanagan asked whether the FCPA had revised its policy regarding telecommunications systems and the revenue generated by telecommunications facilities, Mr. Bowden indicated that this policy had been revised to evaluate how revenue would be allocated.

He also explained that the revised policy would reserve 20 percent of the revenues for stewardship funding and the remaining funding would be allocated to the district in which the facility was located. He also noted that this policy would be different for Mason District due to previous policies that had been grandfathered. In addition, Mr. Bowden said that FCPA would meet with the Board of Supervisors to discuss projects within the respective districts that could be funded by the revenue generated by telecommunications facilities. A discussion ensued between Commissioner Flanagan and Mr. Bowden regarding the FCPA's willingness to permit telecommunications facilities on FCPA property.

Commissioner Hedetniemi asked about the status of FCPA's efforts to coordinate with the Friends Association to support parks and assist with park maintenance. Mr. Bowden said that there was a larger federation for the Friends Association, but noted that most of these groups were based at individual park facilities. He also stated that there had been commitments from these groups with funding sources to invest in particular park facilities. A discussion ensued between Commissioner Hedetniemi and Mr. Bowden regarding the size of the commitments from these groups.

Replying to questions from Commissioner Hurley, Mr. Bowden said that the revenue generated by the user fees at the golf courses and other similar FCPA facilities were reserved for the operation and maintenance of these facilities. In addition, he stated that other fees were directed to the County and were later allocated to other FCPA facilities, adding that a portion of these funds were also reserved for turf replacement. He also confirmed that some of these revenues were allocated to the annual maintenance of athletic fields.

Commissioner Hurley asked about the extent the FCPA had been coordinating with FCPS on the installation of turf fields, gym facilities, and meeting spaces. She then noted the importance of these fields in areas like Tysons Corner. In addition, she asked for additional information about the replacement of turf fields. Mr. Bowden explained that a joint task force had studied the installation of turf fields at schools, saying that the Board of Supervisors and FCPS had a plan in place to install turf at every high school at a rate of three fields a year. A discussion ensued between Commissioner Hurley and Mr. Bowden regarding other facilities that did not have turf fields wherein Mr. Bowden indicated that the priority levels for each site had not been changed. In addition, he noted the improvements in extending the lifespan of turf fields to approximately 10 years.

## 5. DPWES

Craig Carinci, Director, Stormwater Planning Division

(A copy of Mr. Carinci's presentation is in the date file.)

Referring to Page 13 of the presentation, Commissioner Migliaccio asked about the difference between the lifespan of new stormwater pipes and pipes that had been relined. Mr. Carinci said that according to the manufacturer of the relining material, the lifespan of the relined pipes was at least 20 years. A discussion ensued between Commissioner Migliaccio and Mr. Carinci regarding DPWES' experience with relining pipes wherein Mr. Carinci indicated that this relining process had been utilized for approximately two years.

## 6. Fairfax County Community Services Board (FCCSB)

Jeannie Cummins-Eisenhour, Investment and Development Manager

William Williams, Director, Alcohol and Drug Services Administration

(A copy of Ms. Cummins-Eisenhour and Mr. Williams' presentation is in the date file.)

Commissioner Hurley asked for more information on the number of patients that would require accommodations after the closure of the Northern Virginia Training Center (NVTC) and expressed concern regarding the cost for housing these patients. Ms. Eisenhour acknowledged the higher cost of appropriate housing, noting that these facilities were required to have certain features, such as a functional sprinkler system and a back-up electrical generator. She also pointed out the estimated costs of acquiring land for these facilities had been compiled prior to the market downturn in 2008 and said that these estimates could be adjusted. A discussion ensued between Commissioner Hurley and Ms. Eisenhour regarding the plan for utilizing these facilities wherein Ms. Eisenhour explained that she would provide more information on this process, but indicated that some patients had not decided what they would do once the NVTC closed.

When Commissioner Hurley asked about the maximum number of dwelling units that would be required for the patients at NVTC, Ms. Eisenhour stated that sufficient units for 92 patients would be required, which included patients residing in facilities outside the County.

Commissioner Litzenberger asked what criteria were utilized when selecting a dwelling unit for a patient. Ms. Eisenhour explained that the appropriateness of a unit was assessed on numerous factors, such as the needs of the patients, the location of the patients' program or place of employment, and the proximity to patient families and medical services. In addition, she stated that additional criteria such as the cost of the property and the availability of certain features were also considered. She then indicated that the needs of the patients were the most important criterion.

When Commissioner Litzenberger asked whether recent legislation from the State of Virginia that enhanced support for mental illness treatment would affect CIP funding for the FCCSB, Ms. Eisenhour indicated that the FCCSB would not receive any additional funds for its CIP. Mr. Williams added that the FCCSB's facilities were intended to stabilize patients and provide an appropriate dwelling until they could be transferred to a medical facility, if necessary.

When Commissioner de la Fe asked whether apartment units in urban areas could accommodate group homes, Ms. Eisenhour said that the criteria for group homes did not preclude the use of these units, reiterating that the needs of the patients would be considered in determining an appropriate dwelling unit. A discussion ensued between Commissioner de la Fe and Ms. Eisenhour regarding additional coordination between the FCCSB and developers in areas such as Reston and Tysons wherein Mr. Williams added that some units might require modifications to ensure they met the appropriate criteria, such as providing sufficient ADA accommodations for disabled patients.

Replying to questions from Commissioner Flanagan, Ms. Eisenhour indicated that the FCCSB had not been working directly with the real estate industry to acquire foreclosed properties, but pointed out that the FCCSB did coordinate with non-profit organizations for such acquisitions. In



addition, she stated that most of these foreclosed properties did not meet the appropriate criteria for a group home. She then said that only a small portion of acquisitions came from foreclosed properties.

7. Fairfax County Department of Transportation (FCDOT)  
Michael Lake, Senior Transportation Planner

(A copy of Mr. Lake's presentation is in the date file.)

When Chairman Murphy asked about the buses maintained at the West Ox Road maintenance facility, Mr. Lake confirmed that this facility maintained buses belonging to both Fairfax Connector and the Washington Metropolitan Area Transit Authority (WMATA). A discussion ensued regarding the ratio of Fairfax Connector buses and WMATA buses operating within the County and the possibility of phasing out WMATA buses in the area around I-66 and Route 50 wherein Mr. Lake explained that Fairfax Connector utilized more buses than WMATA and the Fairfax Connector intended to expand service and add buses, but noted that the WMATA buses would not be phased out.

Chairman Murphy pointed out that there was no bus service along Lee Highway and asked which bus service would serve this route if implemented. Mr. Lake stated that Fairfax Connector would likely provide the service. He then agreed to provide Chairman Murphy with more information on this issue.

Commissioner Hedetniemi noted the importance of ensuring the implementation of bus service in Tysons Corner in anticipation of the opening of the Silver Line Metrorail Stations.

When Commissioner Hedetniemi asked about the status of the bus transit centers that would be installed at George Mason University or Northern Virginia Community College (NVCC), Mr. Lake said FCDOT was prepared to install these transit centers, but noted that the location for the transit center had not been finalized. Commissioner Hedetniemi stated that NVCC had been conducting a community-based transportation parking study and encouraged FCDOT to become involved in this study.

8. Fairfax County Public Libraries (FCPL)  
Melanie Quinn, Deputy Director, Support Services

Answering questions from Commissioner Litzenberger, Ms. Quinn said that the issue regarding students using the library facilities as a parking lot had not been resolved. She then confirmed that the libraries did not receive reimbursement for accommodating this parking.

Commissioner Hurley pointed out that the libraries within high schools had not been renovated as frequently as FCPL facilities, citing the timeline for renovations at West Springfield High School. She then asked why renovations were conducted more frequently at FCPL facilities and encouraged further coordination with FCPS to address this issue. Ms. Quinn stated that the FCPL was committed to coordinating with FCPS, but pointed out the differences in services provided between FCPL libraries and the libraries at high schools.

Commissioner Hall commended the progress on Woodrow Wilson Library and asked for an estimated completion date. Ms. Quinn said that the targeted date for completion was approximately the fall of 2014, but indicated that completion could occur earlier than that. Commissioner Hall then noted the importance of this facility to the surrounding community.

Thomas Williamson, Branch Chief, Building Design and Construction Division, DPWES, addressed Commissioner Hurley's remark regarding the renovation of West Springfield High School, saying that this renovation had been initiated in the early 90s due to issues with odors.

9. Fairfax County Police Department (FCPD)  
Major Gun Lee, Human Resource Management Bureau

(A copy of Mr. Lee's presentation is in the date file.)

During Mr. Lee's presentation, Chairman Murphy asked whether the driving pan was located at the Emergency Vehicle Operations Center. Mr. Lee confirmed that the driving pan was located at this site.

Mr. Lee completed his presentation.

Chairman Murphy asked whether a site had been identified for an animal shelter in the South County area. Mr. Lee conferred with staff and indicated that two sites were currently under consideration, one near Laurel Hill and one near the South County High School. Chairman Murphy then suggested that the FCPD consider using a tract of land along Route 123 that was not being utilized by the Crosspointe Fire and Rescue Station.

When Chairman Murphy asked whether helicopter support would be implemented in the South County area, Mr. Lee stated that there were currently no plans to extend support to this area.

Commissioner Migliaccio asked for more information about when the FCPD would construct a new evidence storage facility. Mr. Lee pointed out that the FCPD had achieved accreditation from the Virginia Police Accreditation Standards. He then said that when the FCPD evidence storage capacity reached 90 percent, then a suitable location for additional capacity was needed. However, he indicated that there was still sufficient capacity and the opening of the new Public Safety Building in 2017 would provide additional capacity.

When Commissioner Flanagan asked whether the Fairfax County Juvenile Court was involved with the FCPD's CIP, Mr. Lee stated that the Fairfax County Juvenile Court was not involved in any capacity.

Commissioner Ulfelder asked about the needs for FCPD facilities located in Tysons Corner. Teresa Lepe, Branch Chief, Building Design Branch, Building Design and Construction Division, DPWES, said that DPWES had been coordinating with the FCPD, the Department of Planning and Zoning, and the Fairfax County Office of Community Revitalization to draft a plan for a police station in Tysons Corner and identify a suitable location. Commissioner Ulfelder then expressed concern about limited opportunities in Tysons Corner to develop a suitable site. Mr. Lee indicated that the FCPD had conducted research on the functions of police personnel in

Tysons Corner, but noted that additional work was needed to determine the appropriate criteria for a facility in this area.

10. Fairfax County Department of Housing and Community Development (FCDHCD)  
John Payne, Deputy Director for Real Estate

Commissioner Flanagan pointed out that there were approximately 2,500 Affordable Dwelling Units (ADU) in the County, half of which were rental units and half of which were owned. Referring to pages 69 and 70 of the CIP, he noted that studies conducted by George Mason University and Virginia Tech University had concluded that approximately 30,000 rental ADUs and 50,000 owned ADUs would be needed to meet demand. Commissioner Flanagan then asked how the FCDHCD planned to meet this demand. Mr. Payne pointed out the difficulties in meeting this demand, citing the prohibitive costs of the current housing market in the County and in other urban markets. He then indicated that the FCDHCD would continue its efforts to meet this demand.

When Commissioner Flanagan asked about the possibility of requiring additional ADUs in future developments, Mr. Payne pointed out that the Comprehensive Plan recommended that 12 percent of new housing developments be reserved for the Workforce Housing Program and noted other efforts to improve transportation. In addition, he reiterated the challenges associated with providing sufficient housing, but noted the efficacy of the County's policies. Mr. Payne also pointed out the challenges associated with accommodating the County's homeless and special needs population, which reduced the amount of resources allocated to ADUs. He added there had been previous issues regarding enforcement of the County Code.

Commissioner de la Fe stated that the redevelopment of Crescent Apartments, which was listed as a FCDHCD project on page 73 of the CIP, had been accepted by the County and would be reviewed by the Commission in the summer or fall of 2014. Mr. Payne noted the challenges associated with this project, saying that the FCDHCD emphasized maintaining the character of the surrounding community.

Commissioner Sargeant asked about the impact of additional studio units on the housing market. Mr. Payne indicated that the demand of these units was increasing in other urban areas such as New York City and acknowledged the appeal of these units to certain demographics. He also said these units were more profitable than larger units in some instances and could be implemented into transit oriented developments. Commissioner Sargeant concurred with Mr. Payne's remarks, adding that the County's ongoing consideration of a Zoning Ordinance Amendment regarding Residential Studio Units also appealed to certain demographics.

A discussion ensued between Commissioner Flanagan and Mr. Payne regarding the adoption of specific goals to meet the demand for ADUs wherein Mr. Payne supported certain goals, but noted that such goals had to be realistic and expressed concern about how these goals would be defined and measured.

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Commissioner Sargeant thanked staff and the presenters. He then announced that the Planning Commission would meet again on Thursday, March 20, 2014, to conduct a public hearing on the CIP.

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The meeting was adjourned at 11:51 p.m.

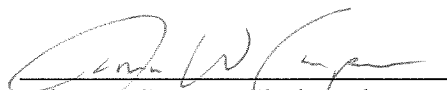
Peter F. Murphy, Chairman

Janet R. Hall, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Jacob Caporaletti

Approved on: October 22, 2014

A handwritten signature in dark ink, appearing to read "John W. Cooper", is written over a horizontal line.

John W. Cooper, Clerk to the  
Fairfax County Planning Commission